

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit No. 1020G

DATE: April 18, 2001

PROPOSAL: Expand hospital, and medical offices and add a parking structure at BryanLGH Medical Center West generally located at S. 16th and South Streets.

Increase building coverage above thirty-five percent of the total land area covered by the special permit.

GENERAL INFORMATION:

APPLICANT: R. Lynn Wilson, President and CEO
BryanLGH Health System
BryanLGH Medical Center East
1600 S. 48th Street
Lincoln, NE 68506

CONTACT: Ron Wachter
BryanLGH Medical Center East
1600 S. 48th Street
Lincoln, NE 68506
(402) 481-3111

LOCATION: Generally located at S. 16th and South Streets

LEGAL DESCRIPTION: See attached.

SIZE: 21.5 acres

EXISTING ZONING: R-4 Residential and B-3 Commercial

EXISTING LAND USE: Hospital, medical offices and day care centers

SURROUNDING LAND USE AND ZONING:

To the north with commercial developments zoned B-3, Commercial; to the west with residential dwellings zoned R-4, Residential; to the south with Irvingdale Park zoned P, Public, residential dwellings zoned R-4; and to the east with residential dwellings and a church zoned R-4.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Land Use Plan shows the area as Public and Semi-Public.

The following are quotes from pages 167 and 171:

D. Public Safety and Health Services

Goals

- ! *Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.*

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be properly located, distributed and equipped.

3. Health Services

Goals

- ! *Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life.*
- ! *Develop Lincoln as the center for a network of regional health care services.*

Lincoln and Lancaster County are served by three hospitals and the Veteran's Administration Medical Center. Minor emergency medical services are also provided at several private facilities dispersed through the community. Emergency medical transportation services are provided through a combination of private and public providers. There are also a number of other specialized health care facilities, such as nursing homes, rehabilitation centers, and retirement centers.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

HISTORY:

Converted from B, Two-Family to R-4, Residential during **1979** Zoning Update.

In **March of 1983**, Special Permit No. 1020 for expansion of the hospital was granted.

In **April of 1987**, Special Permit No. 1020A for erecting a pylon sign was approved.

In **September of 1988**, Special Permit No. 1020B to add an educational and recreational facility was approved.

In **September of 1992**, Special Permit No. 1020C was submitted to expand the parking lot and later withdrawn.

In **November of 1992**, Special Permit No. 1020D to expand the parking lot on the full block to the south was approved.

In **June of 1995**, Special Permit No. 1020E to expand the surface parking lot was approved.

In **August of 1995**, Special Permit No. 1020F to construct a medical office building was approved.

ASSOCIATED APPLICATIONS:

Street and Alley Vacation No. 01007 vacation of 16th Street at Lake Street.

SPECIFIC INFORMATION:

UTILITIES:

Public utilities and easements must be shown and the proposed relocations as necessary.

TOPOGRAPHY:

The land slopes to the southwest.

TRAFFIC ANALYSIS:

The conclusions and recommendations of the traffic impact analysis conducted by a consultant hired by the applicant concluded that the proposed expansion elements have relatively minor impacts on the surrounding city street network, with one exception (16th & South Streets) all intersections operated at level of service "C" or better, the 16th & South Streets intersection experiences a decrease to a level of service from "D" to "E" with the additional traffic generated by the proposed expansion, and due to the built-out nature of the area geometric improvements and acquisition of property would be needed to mitigate this impact.

The Public Works & Utilities Department indicates that the traffic study shows significant delays for traffic movements at 16th and South Street and extending the existing right turn lane in South Street east of 16th to 17th would improve the operation of South Street. Public Works recommends that BryanLGH Health Systems be responsible for the cost of the construction as a condition of this permit.

PUBLIC SERVICE:

The nearest fire station is located at 17th & Van Dorn Streets.

REGIONAL ISSUES:

The parking structure provides addition parking spaces without expanding the campus into the surrounding neighborhood.

ENVIRONMENTAL CONCERNS:

A parking structure provides more parking spaces without increasing the area of hard surfacing.

ANALYSIS:

1. Parking:

Based on the number of employees, beds, children in day care, and floor area of medical offices the minimum number of parking spaces required by the Zoning Ordinance is 1,638. The plan shows 2,079 parking spaces. A consultant hired by the hospital recommends that there be at least 1,860 parking spaces on the campus.

2. Building height:

The building must setback from the yard line one foot per one foot in height above 20' in height. Elevation details for the parking structure indicates the required setback is met. The parking structure is just over 53' in height and is setback 59' from S. 15th Street.

3. Building coverage:

The Zoning Ordinance restricts the building coverage to 35% of the land area however the City Council may adjust this requirement. The application includes a request to increase the building coverage to 36.25% not including entrance

canopies. All canopies must be considered. The applicant revised the building coverage to include all canopies which brings the building coverage to 37%. When considering the impact that additional surface parking would have on the environment and to the surrounding neighborhood the increase of building coverage for the parking structure is justified.

4. Location:

The Zoning Ordinance indicates that hospitals should be located next to a major street. The new parking structure and new tower are adjacent to S. 15th Street and Lake Street, which are not classified as major streets in the Comprehensive Plan. The main entrance to the medical office building and the parking structure is from South Street. The Comprehensive Plan classifies South Street as a Minor Arterial.

5. Impact on surrounding street system:

The Public Works Department indicates a need to extend the right turn lane from 16th Street to 17th Street.

6. Off-site parking during construction:

The hospital has a program for off-site parking and busing the employees to and from the off-site parking areas. The busing will end when the parking structure is completed. The construction and occupancy schedule indicates that the parking structure will be completed and ready for occupancy before the medical office building and the other expansion will be occupied.

STAFF CONCLUSION:

This proposal helps to achieve one of the goals of the Comprehensive Plan, “*Develop Lincoln as the center for a network of regional health care services.*”

The main entrances and access to the parking structure are designed to encourage the use of South Street and not the surrounding residential streets.

The proposed number of on-site parking spaces exceeds the projected demand.

STAFF RECOMMENDATION:

Conditional approval

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 The parking lot and parking structure designed to the satisfaction of the Public Works & Utilities Department.
- 1.1.2 The entrance canopies included in the building coverage calculations.
- 1.1.3 The number of beds, number of employees on the largest shift, number of children in the day care facility, and number of square feet of medical office floor area included on sheet 1 of 2.
- 1.1.4 A note that indicates the land owner will be responsible for controlling dust emissions during construction.
- 1.1.5 A landscape plan that includes the existing plants and new plants.
- 1.1.6 The Parking Demand Matrix and the Site Coverage Calculations updated.
- 1.1.7 A right turn lane in South Street from 16th to 17th Street.

2. This approval permits:

- An expansion of the facility to a total of 358 beds,
- An additional 100,000 square feet of medical office floor area,
- A parking structure,
- An increase of the building coverage to 37%.

General:

3. Before receiving building permits:

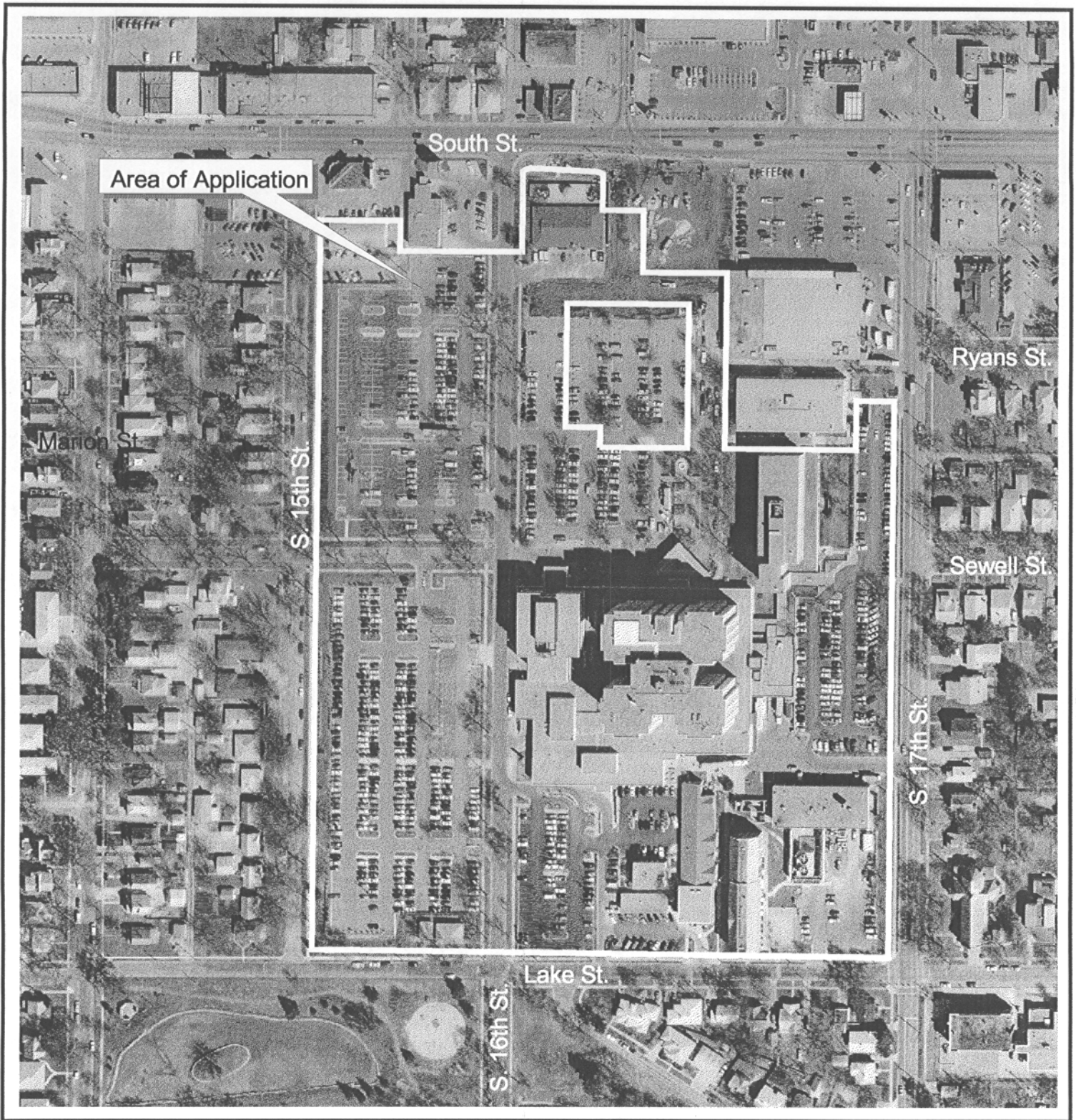
- 3.1 The permittee shall have submitted a revised final plan including 5 copies and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.
- 3.3 The applicant has received an Executive Order to construct a right turn lane in South Street east of 16th to 17th Street.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the structures all development and construction shall have been completed in compliance with the approved plans and as indicated on the Construction/Occupancy Schedule.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
- 5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Ray F. Hill
Land Use Manager



Special Permits #1020G
Bryan LGH West
16th & South

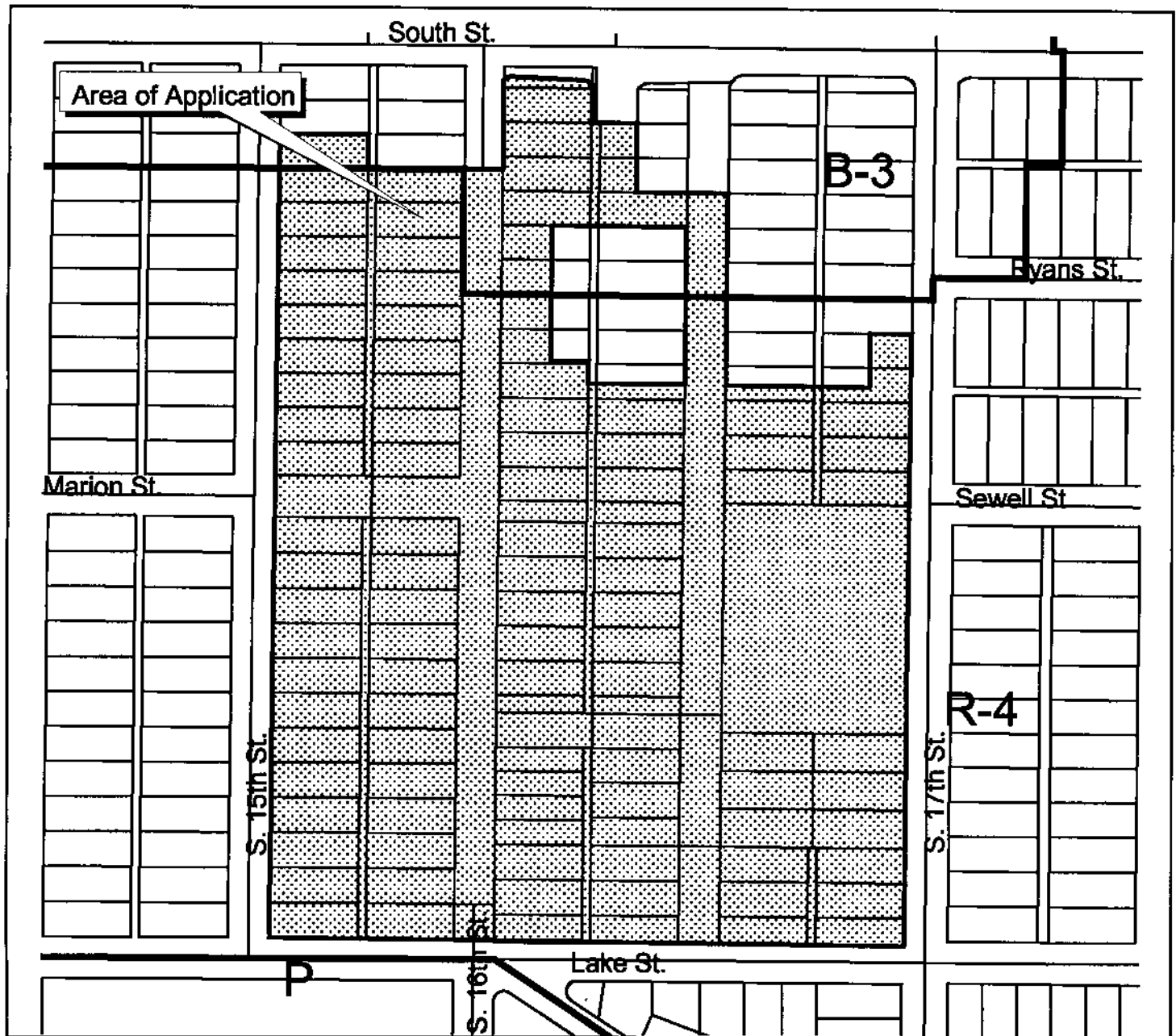


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Date: 4/24/01

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

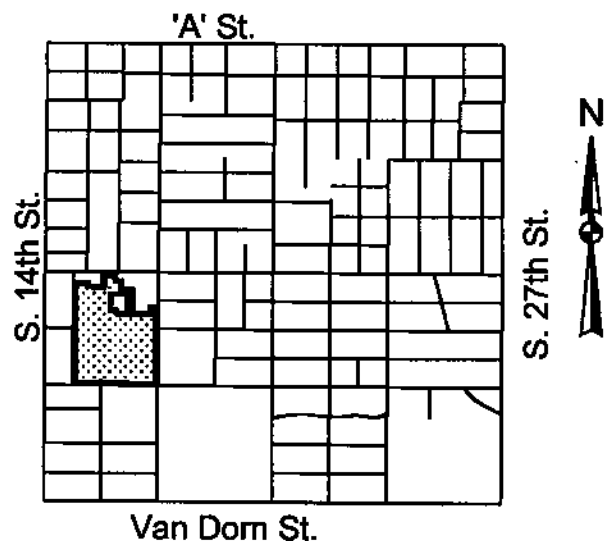
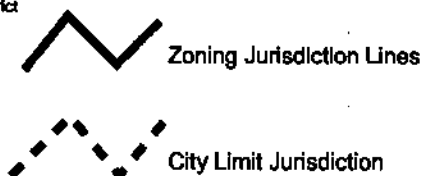


Special Permit #1020G
Bryan LGH West
16th & South

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

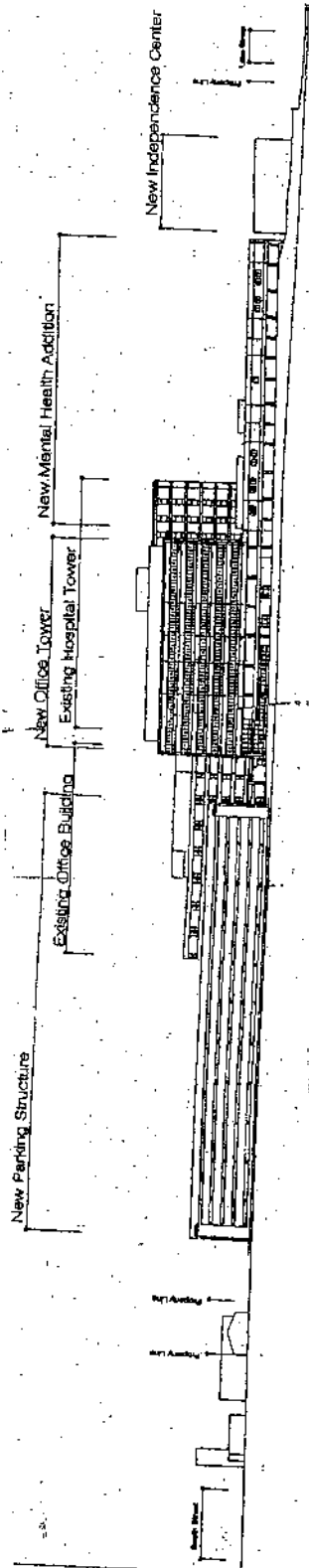
One Square Mile
 Sec. 36 T10N R6E



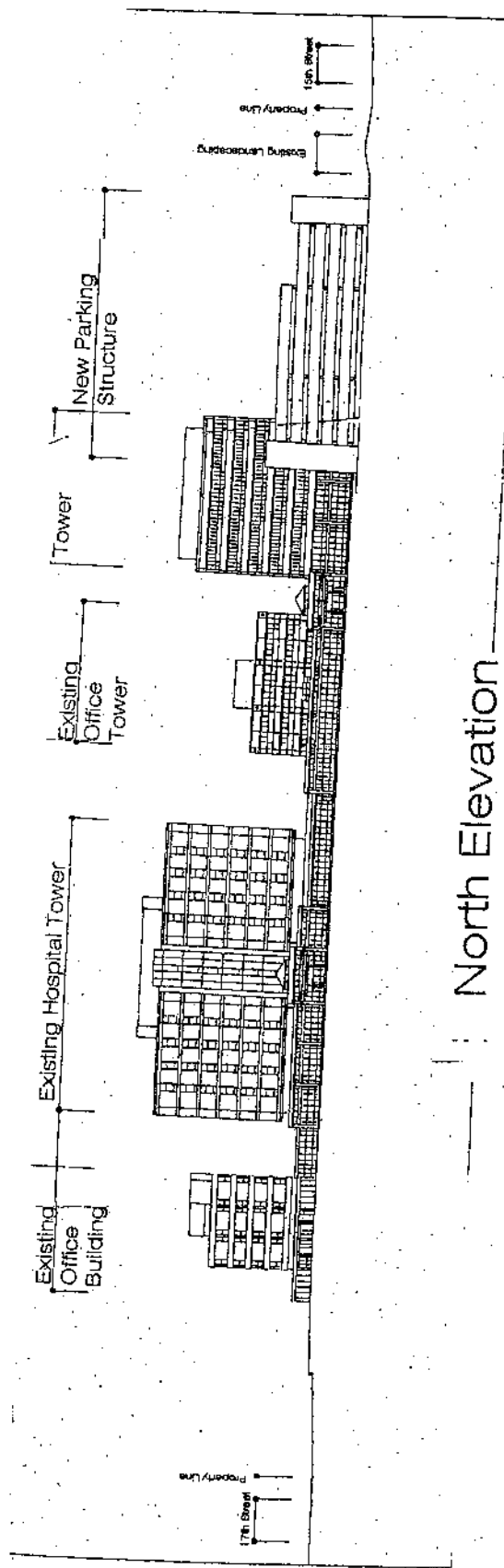
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Existing, Unimproved Areas

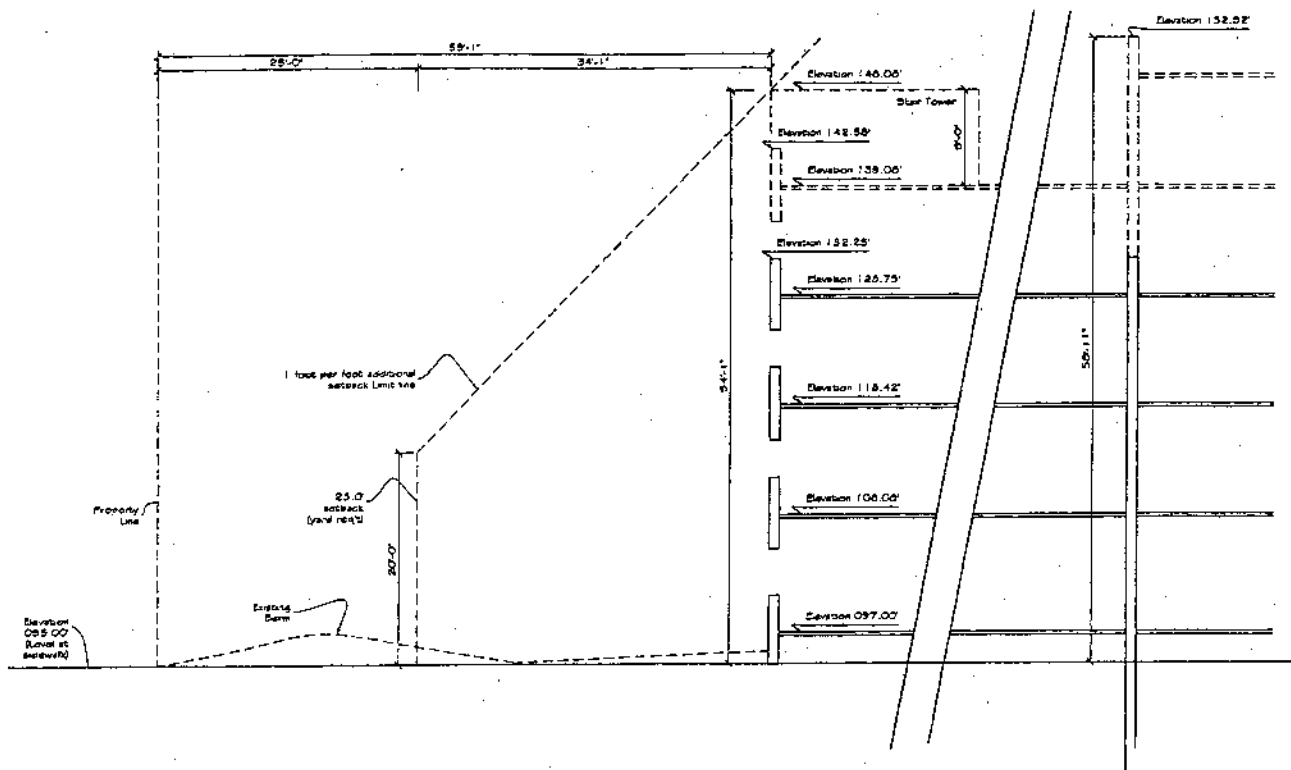
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1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29
1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37	1.38	1.39
1.40	1.41	1.42	1.43	1.44	1.45	1.46	1.47	1.48	1.49
1.50	1.51	1.52	1.53	1.54	1.55	1.56	1.57	1.58	1.59
1.60	1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69
1.70	1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79
1.80	1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89
1.90	1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99
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2.60	2.61	2.62	2.63	2.64	2.65	2.66	2.67	2.68	2.69
2.70	2.71	2.72	2.73	2.74	2.75	2.76	2.77	2.78	2.79
2.80	2.81	2.82	2.83	2.84	2.85	2.86	2.87	2.88	2.89
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11.90	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99
12.00	12.01	12.02	12.03	12.04	12.05	12.06	12.07	12.08	12.09
12.10	12.11	12.12	12.13	12.14	12.15				



West Elevation



North Elevation



Setback Requirement at Parking Structure